

Board of Supervisors Hearing Date: April 22, 2008

**Case Summary: Project No. 04-124-(5) – Zone Change, Conditional Use Permit
Case Nos. 04-124-(5); Vesting Tentative Tract Map No. 060999**

Project Applicant: Casey Beyer/John Laing Homes

BOS Hearing Dates: February 26, 2008

Synopsis

The Board held a public hearing on Project No. 04-124-(5), a proposed subdivision of 42 single-family lots, one public facility lot, one open space lot and one private park lot on 12.2 gross acres, located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District. Testimony was also heard on the proposed adoption of Zone Change No. 04-124-(5) from A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) to RPD-5000-5.0 U (Residential Planned Development-5000 Square Feet Minimum Required Lot Area- Five Dwelling Units per Net Acre). The project also included a request for approval of a conditional use permit ("CUP") for compliance with the requirements of hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards; and a vesting tentative map for the subdivision.

The Mitigated Negative Declaration ("MND") analyzes potentially significant impacts of the project, including Geotechnical, Fire, Flood, Air Quality, Biota, Archaeology, Visual, Traffic and Education, and concludes that the potentially significant impacts can be mitigated to less than significant with implementation of the proposed mitigation measures.

Project Proponents

Two persons (two speakers) testified in favor of the project at the Board hearing. General concerns raised in their supporting testimony were related to the enlargement of the proposed private park and the projects annexation into the existing homeowners association.

Project Opposition

No one (No speakers) spoke in opposition to the project.

Issues

During the February 26, 2008 public hearing, the Board referred the project back to the Los Angeles County Subdivision Committee for revisions and directed staff to include the following changes:

- a) Increase the size of the proposed private park to one-acre by realigning proposed "D" Street to create a four-way intersection at Houston Court, including

allowing for the creation of a private driveway and fire lane while waiving the street frontage requirements;

- b) Include within the private park a basketball court, four picnic tables, shade structure and kids playground;
- c) Require that the rear yard slope areas of Lot Nos. 13 through 23 be maintained by the individual homeowners and not the homeowners association;
- d) Require that the proposed one-acre private park be constructed before the issuance of building permits for the first home sale, to the satisfaction of the Director of the Los Angeles County Department of Parks and Recreation; and
- e) Resolve the outstanding sewer-area study issues with the City of Santa Clarita:
 - Revised project cleared Subdivision Committee and was redesigned to depict 40 proposed single-family lots, one private park lot, one open space lot and one public facility lot on 12.2 gross acres; a reduction of two single-family lots and an increase in acreage for the proposed private park from 26,564 square feet (0.60 acs) to 47,044 square feet (1.07 acs).

The proposed open space of 6.00 acres has not changed from the previous map. The open space consisted of 4.2 acres (67 percent) and currently consists of 4.0 acres (65 percent) within the hillside designation which requires 70 percent open space or 4.3 acres. The urban designation which requires 25 percent open space or 1.5 acres previously proposed 1.8 acres (30 percent) and currently proposing 2.0 acres (33 percent). In addition, the previous open space proposal consisted of one open space lot in a natural condition, one private park lot, front and side yard setbacks, back yard slope area, additional open space areas and six foot wide parkways. The overall open space previously and currently required is 5.8 acres and previously and currently provides 6.0 acres.

One open space lot (Lot No. 43) previously covered 3.21 acres (54 percent) and currently covers 2.9 acres excluding a manufactured slope (48 percent) of the overall open space requirement. Previous front yard setbacks counted towards the open space requirement consisted of 0.17 acres (3 percent) and currently consists of 0.39 acres (6.5 percent); side yard setback open space previously consisted of 1.39 acres (23 percent) and currently consists of 0.82 acres (14 percent). The private park lot (including Lot No. 41) previously covered 0.08 acres (.01 percent) of the required open space and currently covers 1.8 acres (31 percent).

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